

Resident Questions for Mission Grove MNO
September 27, 2006
Taft Elementary

Parks, Recreation, and Community Services:

Resident #1:

- *What is the status of the funding for the planned tennis complex at Andulka Park?*

The funding for additional tennis courts at Andulka Park site is contained within a larger proposal that was presented to City Council and approved on October 3, 2006. This funding strategy provides all funding needed to construct the tennis complex per the approved Master Plan, complete with support infrastructure.

Resident #2:

- *What are the plans for future tennis facilities? Will you please provide a list of future projects including timelines?*

Andulka: The Andulka Master Plan shows a total of 10 lighted tennis courts and a Pro-shop concession/restrooms proposed at that site. These facilities will be constructed within the next year or so as construction of this site wraps up.

Arlington: Two lighted tennis courts currently exist. No additional tennis facilities are planned at this site.

Bobby Bonds: Four lighted tennis courts currently exist. No additional tennis facilities are planned at this site.

Bryant: There are two existing lighted tennis courts; no others are planned at this site.

Fairmount: The Fairmount Concepts for Improvements coming from the Task Force meetings includes a proposal to provide four lighted tennis courts at Fairmount Park. The two existing courts are slated for removal. However, the Councilman has suggested that the City may require the private developer who is awarded the rights to develop senior housing and a senior center at this location to also provide tennis courts. No timeline for implementation has yet been set pending a prioritization of the funds for Fairmount Park slated to come from the Financial Strategy Plan.

Goeske Center: There is an existing court that is jointly used by the Goeske Center and the adjacent private senior housing development.

Golden at Campbell: This new site is not yet master planned. It is possible that tennis courts could be provided at that site, provided such a proposal is supported by both the community and the Councilmember for that ward.

Hunter: The master plan for Hunter currently shows six tennis courts. However, at the request of the Hunter Park Chamber and the Councilmember for this ward, baseball is of a higher priority than tennis. Consequently the number of courts is proposed to be reduced to two. No funding for construction of the courts has been identified. Funding within the Financial Strategy Plan is insufficient to fully fund all planned facilities at this site.

Myra Linn: Two lighted tennis courts are currently available at this site.

Nichols: The approved Master Plan for Nichols Park includes four lighted tennis courts. However, no funding has yet been identified that would allow the Department to pursue construction of these amenities within the foreseeable future.

Orange Terrace: The approved Master Plan for this site proposes a total of two tennis courts, neither of which is currently funded.

Reid: A tennis court is currently under construction as a part of the Reid Park Expansion project. This additional court will increase the total courts at that site to four.

Rutland: The Rutland Master Plan reflects two lighted tennis courts, neither of which is currently funded.

Shamel: This park currently has two lighted tennis courts available. No additional tennis facilities are planned for this site.

Taft: This park currently has two non-lighted courts available. No additional tennis facilities are planned for this site.

Thundersky: The park has two lighted tennis courts master planned for the site. No funding is currently available.

Resident #3:

- *Can the City please remove the picnic bench at Taft Park? The bench is seldom used by neighborhood residents and tends to attract illegal activity in the evening hours. The bench is not visible from the street and RPD patrol Officers have difficulty catching park loiterers in this area of the park.*

The picnic table and benches at Taft have been removed.

- *At Taft Park, can the City paint the curb red around the entrance of Carolwood? Currently, vehicles park directly in front of the entrance blocking access to handicap visitors and City vehicles.*

A work order was issued to install red curb on both sides and across the ramp itself. The work order is scheduled to be completed by mid-October. If you have further questions or concerns, you may call the Traffic Engineer, Steve Libring at 826-5366.

Resident #4:

- *Is it possible and/or is the City planning to build a skateboard park in or nearby the Mission Grove Neighborhood? Additionally, is it possible to have a public/private partnership where the park would be funded by both public and private funds?*

The approved Master Plans for the two parks in the Orangecrest Neighborhood do not include skatepark facilities. However, at the Mayor's Night Out meeting, Council Member Schiavone indicated that there was a parcel of land that the City would be receiving as a part of a settlement that may lend itself to that sort of use.

Resident #5:

- *What is the status of the tennis courts at Andulka Park? Additionally, is the City planning on building additional lighted tennis courts in Riverside?*

Please see response to Question #2 above.

Public Works:**Resident #6:**

- *At Taft Park, can the City paint the curb red around the entrance of Carolwood? Currently, vehicles park directly in front of the entrance blocking access to handicap visitors and City vehicles.*

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Resident #7:

- *What is the status on the connection of Overlook Parkway? Will the extension be built?*

The City's General plan includes the missing portions of Overlook Parkway. The General Plan calls for the Parkway to have one-lane in each direction and sufficient right of way to construct a second lane in the future. Portions of the Parkway are already constructed in this manner west of the Alessandro Arroyo.

Normally, streets such as Overlook Parkway are constructed by private development as a condition of development. At this time the remaining section of Overlook on the west side of the Alessandro Arroyo is being graded and will soon be constructed as part of a residential development. The section east of the Arroyo is being deigned by the same developer. Construction of this section is not yet scheduled by the developer.

To construct the bridge over the arroyo, the City formed an assessment district in the early 1990's and each home constructed in that zone pays a fee for the arroyo crossing. The City has planned to construct the arroyo crossing when private development completes the Parkway up to the Arroyo.

The City has included funds in the Capital improvement Program for the work but it has not been scheduled, hopefully within a year the planning, environmental and design can start.

Regarding the impacts, the traffic model for the General Plan project approximately 15,000 cars a day using Overlook. Based on density of surrounding neighborhoods the roadway is needed just for local circulation. During the traffic modeling for the General Plan, the City looked at the potential of cut-through traffic should Overlook be constructed and the modeling showed little difference in traffic on Alessandro with and with out Overlook indicating that it would not be a big cut through route, also its capacity is limited by being only one lane.

Resident #8:

- *What are the plans to extend/connect Overlook Parkway to Alessandro? How will the extension/connection impact traffic flows?*

Please refer to the above response.

Development:

Resident #9:

- *What is the City's plan to attract and bring in more main stream restaurants into our neighborhoods? Not fast food restaurants or pizza parlors.*

In response to the question above, the Economic Development team is taking a very proactive and direct approach to attracting national and high-quality sit-down restaurants to neighborhoods that are currently underserved, such as the Orangecrest and Mission Grove areas. The major challenge that we have had to

address is a misunderstanding of our market by the leasing agents and tenant representatives of these types of businesses.

Each restaurant brand has a specific formula or demographic and market profile that dictates where they will locate. Typically these conditions include: daytime population, population density, traffic counts, average incomes, median ages and ethnicity. Because of various factors including designated open space (March ARB and Sycamore Canyon), unincorporated areas, and lack of daytime population (employees), sit-down restaurants feel the Orangecrest/Mission Grove area is an unproven market and are hesitant to make the investment. To overcome this, we have conducted our own market analysis which demonstrates the spending power of the region and increases in daytime employment through the addition of new office projects and increased employment base. In effect, this area's market strength is comparable to cities such as Newport Beach and Pasadena.

Then, through trade associations and individual meetings with restaurants and/or their tenant representatives, we directly market this area as an untapped opportunity with significant growth potential. To date, we have met with restaurants such as Lazy Dog Café, Lucille's BBQ, Chili's, Macaroni Grill, Applebee's, Claim Jumper Steakhouse, Yard House, Wahoo's, Cheesecake Factory, and several others. From there it is referred to the various developers that have available space. We know that many have had conversations with the project owners or agents, and may even still be in negotiations. We are confident that you will have more sit-down dining choices in the near future.

- *What are the City's plans for developing more housing in the Mission Grove/Orangecrest neighborhoods? Is the City planning on issuing additional permits for future housing development projects in these areas?*

The Mission Grove area is, for the most part, built out. However, the City is pursuing annexations south of the Orangecrest area, which will ultimately become part of Orangecrest. This allows the City to have better control over growth and land uses. Private property has the right to be developed in accordance with its designated zoning and development regulations. However, there are no new housing developments proposed in the Mission Grove area at this time. There is new housing under construction south of Van Buren, which is considered part of Orangecrest.

Resident #10:

- *What is the status on the development of the Fox Theatre in Downtown Riverside?*

We are currently in the process of reviewing the design/build proposals from three teams. We have already asked the teams to define and refine their line items in their proposals which have resulted in a significant reduction in price from the original proposals. We are currently in the process of evaluating the modified numbers and will be ready to make a recommendation sometime in October of '06. It will then be up to the administration to make the final selection of the design/build team and we will then negotiate further with the team for price and scope. Once this stage is complete, we will prepare a staff report for City approval of the design/build team and the contract. In the mean time, a business plan and pro-forma is being prepared along with additional information required by Bank of America to apply for New Market Tax Credits, and an agreement with HRG to prepare required documents for Historical Tax Credits.

Police:

Resident #11:

- *What should neighborhood residents do to deal with the ongoing criminal activity at Taft Park and the surrounding neighborhood (e.g. egging of vehicles, speeding motor bikes, etc.)*

The Riverside Police Department (RPD) just completed the fourth week of our "Friday Night Lights" program. This operation was designed to target the large juvenile crowds that congregate in the Mission Grove center after football games and afterwards head towards several parks in the Orangecrest/Mission Grove area, one of those parks being Taft Park. At the direction of Sgt. Graham, officers have contacted several Juveniles in Taft Park every weekend and as recent as Friday, September 29th, cited 4 juveniles for being in the Park after hours. We will continue to assign the Neighborhood Beat Officer to conduct extra patrols in Taft Park and the surrounding neighborhoods. East Area Commander Lt. Larry Gonzalez has also briefed Mission Grove Patrol Officers with respects to the alternative entrance at Taft Park on Carobwood Lane.

Resident #12:

- *What is RPD doing to reduce the number of criminal incidents at Taft Park? Recently, there has been noticeable juvenile criminal activity, specifically by the Carolwood entrance.*

Please refer to the above response.

MJPA:

Resident #13:

- *Will the number of DHL p.m. and early a.m. flights be increased over the next five years? If so, what actions will the City take to maintain a positive quality of life for Mission Grove residents?*

DHL currently operates eight flights per day, Monday evening through Saturday morning. Seven of the aircraft are commercial jet aircraft and one B-1900, a propeller driven commuter aircraft. To clarify growth potential, an "operation" consists of an arrival (1) and departure (1). DHL is operating roughly 4576 operations per year primarily in the evening (7:00 pm to 10 pm) and night (10 pm to 7 am). We anticipate that DHL will continue to build their operation to 7,300 operations per year. The Joint Use Agreement between the United States Air Force and March Joint Powers Authority/March Inland Port Airport Authority constrains development to 21,000 civilian operations; however, times for future operations have not been scheduled.